

Jefferson 80456

ZIP code · CO · Colorado · Park County

BUYER'S MARKET

\$395K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

47

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



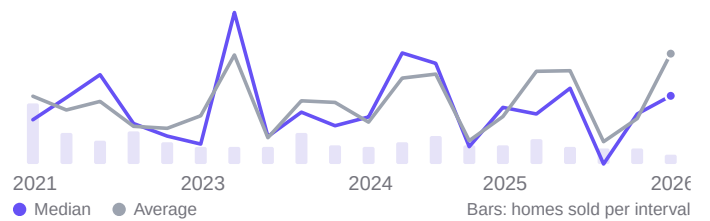
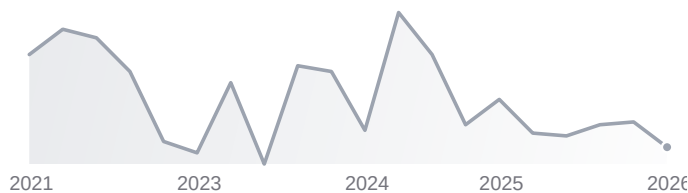
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$470K · Average \$554K

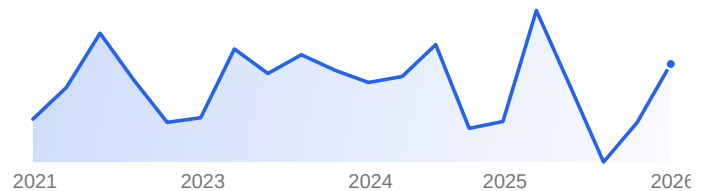
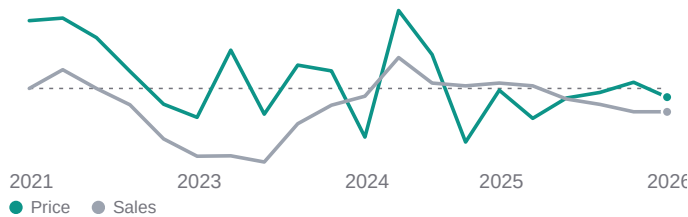


Growth (year over year)

Price -6.0% · Sales -16.1%

Price per square foot

\$411/ft²

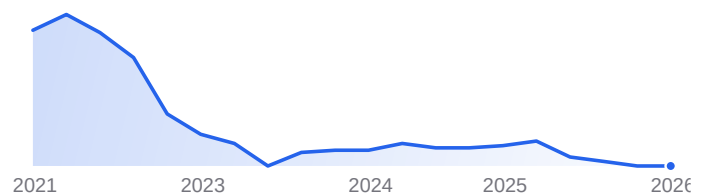
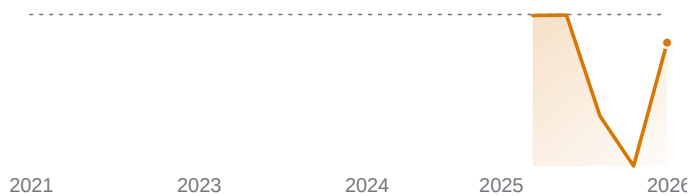


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

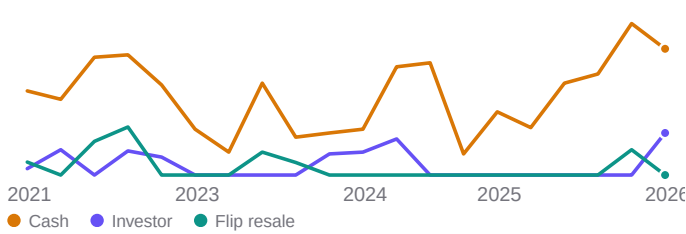
3.4%



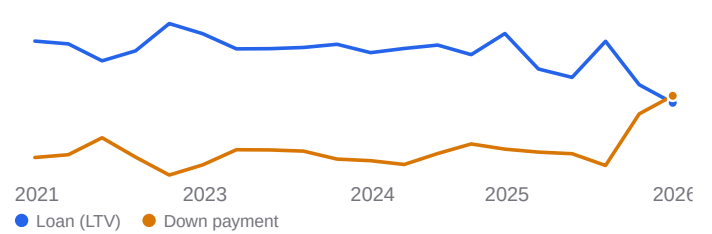
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

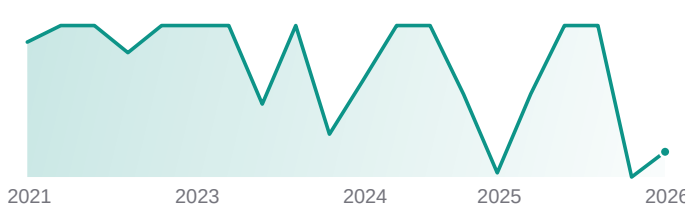


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



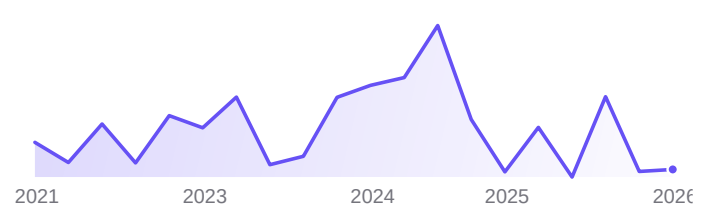
Sellers who sold at a gain

75%



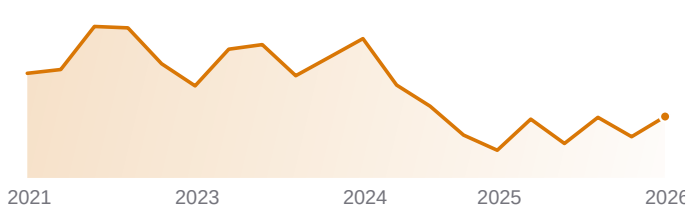
Typical hold before selling

3.8 yrs



Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,368
Median value (AVM)	\$450K
Median size	1,140 ft²
Median bedrooms	2
Median year built	1997
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.4%
Owner occupied	17%
Company owned	19%
Median loan-to-value	23%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,696
Density	5 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	58
Homes occupied	48%
Bachelor's or higher	18%
Poverty rate	3.8%
Unemployment	1.4%
Average temp	37°F
Annual precip	20 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.